

# SCHEDULE "B"

## Trilogy - Briarwood Estates (Sutton) Ltd.

### QUALITY CONSTRUCTION

- The community is architecturally controlled and contains a variety of unique streetscape elevations.
- Exterior elevations consist of both transitional and contemporary designs and features clay brick, stone, accent cladding exterior trim features, vinyl shakes, stone sills and verandahs, as per plan.
- Porches are a gracious feature on many homes. Where provided, porches are poured concrete. Decorative pillars and aluminum railings are as per applicable plan.
- Steep roof pitches enhance all elevations.
- 2" x 6" exterior wall construction.
- 3/8" plywood roof sheathing.
- Fiberglass roof shingles
- Wood and steel beam construction in accordance with architectural specifications.
- Structural engineered floor joist system except sunken areas and landings.
- Quality vinyl casement windows throughout, as per plan.
- 6' sliding patio doors with screen, as per plan.
- Garden door in kitchen, as per plan.
- 8', 3 panel sliding door in kitchen as per plan.
- Quality vinyl sliding basement windows.
- All subfloors to be glued, screwed and sanded.

### ENERGY CONSERVATION FEATURES

- Separate switches for all exhaust fans to reduce heat loss.
- H.R.V. (Heat Recovery Ventilation unit).
- Foam windows & doors.
- Caulk interior plate of exterior walls.
- Instantaneous or On-Demand energy efficient rental Hotwater Heater.
- Fireplace equipped with electronic ignition gas valve complete with battery back-up (Battery not included).
- Exhaust fans for baths and kitchen.
- R31 spray foam to garage ceilings & overhangs.
- R50 insulation for attic ceiling area over habitable areas. Weather stripped access.
- R22 in exterior habitable walls.
- R20 Full height insulation on accessible basement walls as per Ontario Building Code requirements.
- All doors, windows and external openings fully caulked and installed with vapour barrier.
- Insulated non-warp steel clad exterior doors with self-adjusting weather stripping.
- High efficiency forced air heating system with ducting sized for central air conditioning system.
- High performance Low E argon windows throughout.
- Programmable thermostat.
- Posi-temp pressure/temperature balance valves for all showers.
- Energy efficient water saver shower and toilet tanks.

### DISTINCTIVE EXTERIOR DETAILS

- Prefinished virtually maintenance free aluminum soffits, fascia, eavestroughing and rain water downspouts.
- Premium quality roll up painted wood sectional or metal garage door with plexiglass inserts as per plan.
- Steel clad insulated front entry door(s) with sidelight or window as per plan with grip set casing throughout.
- Two (2) exterior hose bibs, one at rear and one in the garage. Location to be determined by Vendor.
- Poured concrete garage floor.
- Driveway to be paved.
- Garage Access door where grade permits.
- Cold cellar with a steel insulated door and a floor drain, as per plan.
- Precast slab walkways to porch at front entry and steps as required.
- Entire lawn area, front and back to be graded and sodded. Narrow side yards between houses may be

- gravelled at Vendor's sole discretion. Lots to be graded to the requirements of the authority having jurisdiction.
- Poured concrete basement walls with damp-proofing and foundation collector drains, where applicable.
- Drainage layer provided on exterior of basement walls to enhance overall water resistance.
- Where a deck is required at rear patio door or garden door due to grade conditions, the builder supplies standard 5' x 7' deck as per plan which is included in any premiums applicable to the lot.
- Where basement walk-out conditions are applicable the following features are standard and included in any premiums applicable to the lot: sliding basement patio door and window(s) as per plan; additional brick from concrete foundation wall at rear; deck off main floor rear patio. Steps to grade from deck are not provided.
- Brick exterior walls, accent cladding as per plan, exterior paint colour and fiberglass roof shingles from builder's predetermined architectural colour schemes.

### DISTINCT INTERIOR DETAILS

- Ceiling heights are approximately 9' on main floor and 8' on second floor except in raised or sunken floor area, stairways, cathedral/vaulted ceilings and bulkheads/dropped ceilings (where required by mechanical, plumbing and/or structural components).
- Tray ceiling in Master Bedroom.
- Upgraded 18" x 18" ceramic flooring in front foyer, kitchen and Powder Room.
- Imported 13" x 13" ceramic tile flooring in main floor laundry room, and all bathrooms.
- 3 1/4" x 3/4" pre finished natural oak hardwood flooring on main floor excluding tiled areas and bedrooms in bungalow plans, as per plan.
- 40 oz. broadloom with underpad installed wall to wall on second floor, as per plan.
- Oak main staircase with natural finish oak stringers, handrails, spindles and nosing as per plan or metal pickets from Vendor's standard samples.
- Spray textured stippled ceilings with smooth border throughout main and second floors except for kitchen, bathrooms and main floor laundry room ceilings which are to have smooth finish.
- Stylish Cambridge Interior Hollow Core Doors with 4 1/4" MDF baseboards and 2 3/4" casings.
- Wood trimmed archways on first floor where applicable.
- Satin nickle lever interior door hardware (hinges are painted).
- Interior finished walls painted one colour throughout with one prime coat and one finish coat. Trim is to be painted white.
- Laundry rooms are to include base cabinet, washing machine connections, receptacle for clothes dryer, single compartment tub and dryer vent opening.
- White Decora light switches and plugs throughout.
- Gas fireplace complete with one piece stone-cast mantle, glass panel and gas log with ignition switch, as per plan.
- Open staircase to the basement level, as per plan.

### GOURMET KITCHEN FEATURES

- Level 1 - 2cm Granite/Caesarstone countertops from choice of Vendor's standard samples.
- Quality custom finished kitchen cabinets with taller upper cabinets from choice of Vendor's standard samples with opening provided for dishwasher.
- Double undermount stainless steel sink with single lever faucet.
- Breakfast bars and pantries, as per plan.

### LUXURY WASHROOM FEATURES

- Arborite or formica post formed rolled and/or straight edge countertops in other washroom vanities from choice of Vendor's standard samples.
- Quality vanity cabinets selected from Vendor's standard samples.
- Vanity in powder room, as per plan.

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- White plumbing fixtures including towel bar, soap dish and toilet paper holder.
- Wall mounted plate glass mirror over all vanities.
- Strip light over mirror in all bath and powder rooms.
- Chrome finish single lever taps for sinks, tubs and showers, excluding oval tubs.
- Water resistant board on tub and shower enclosures.
- Ceramic wall tiles installed in tub and shower enclosures.
- Free standing tub and separate walk-in frameless glass shower stall with waterproof light in master ensuite, where indicated, as per model selected.
- Exhaust fan in all washrooms.

#### ELECTRICAL AND PLUMBING DETAILS

- 100 AMP service with breaker panel and copper wiring throughout.
- Heavy duty wiring to stove and dryer locations.
- One exterior electrical outlet on porch and one exterior waterproof electrical outlet at rear of home.
- Front door chimes.
- Electronic smoke detector, one per bedroom and one per floor including basement.
- Carbon monoxide detector per floor including basement.
- Vendor's standard light fixtures installed in all rooms except living room and family room.
- PEX water pipes and ABS drains.
- Taps and drain hook-up for automatic washer connection.
- Holiday switch for seasonal lighting at exterior front porch and second floor soffit.

#### ROUGH-INS

- Pre-wired cable T.V. outlet in Family Room
- Rough-in central vacuum.
- Rough-in security alarm system.
- One Pre-wired telephone outlet - location to be determined by purchaser
- Rough-in 3 piece washroom in basement, as per plan.
- Rough-in for dishwasher, connection includes provisions for electrical and plumbing, as per plan.